



***Board of Zoning Appeals Public Hearing
March 15, 2011 — 7:00 P.M***

CASE NUMBER:	V-11-012
PROPERTY LOCATION:	11700 Block of Medlock Bridge Road, Johns Creek, GA 30097 6400 – 6500 Block of McGinnis Ferry Road, Johns Creek, GA 30097 1st District, 1st Section Land Lot 376, 377, 380, & 381
CURRENT ZONING:	MIX Conditional (Mixed Use District)
PARCEL SIZE:	19.08 Acres
PROPERTY OWNER:	Inland Western Duluth Johns Creek SPE, LLC
PROPERTY AGENT:	Altair Sign & Light

REQUEST

The applicant has requested a variance to increase the height of the proposed freestanding sign by 20% above the maximum height allowed in the Mixed Use District. With the road widening project on McGinnis Ferry Road currently underway, the existing freestanding sign for Johns Creek Village located on McGinnis Ferry Road is to be demolished to accommodate extra traffic lanes. The applicant has expressed the need to increase the maximum height of the monument sign from 8 feet to 9.083 feet, specifically for the purpose of sign visibility along a major arterial roadway.

The Department would note that the applicant is required to submit a sign application for review by the City of Johns Creek subsequent to the approval of this request.

ADJACENT ZONING AND LAND USES

The subject property, also referred to as the Johns Creek Village Shopping Center, is located at the southwest quadrant of the intersection of McGinnis Ferry Road and Medlock Bridge Road. North of the subject property across McGinnis Ferry Road is unincorporated Forsyth County. South of the development are additional retail uses zoned MIX Conditional (Mixed Use District) and office buildings including the City of Johns Creek City Hall zoned O-I Conditional (Office Institutional District). To the east of Johns Creek Village is the Terraces at Johns Creek shopping center constructed to the rear of LA Fitness, fronting along McGinnis Ferry Road. To the east across Medlock Bridge Road is the Village at Johns Creek zoned C-1 Conditional (Community Business District), comprised of the United Community Bank and Panera restaurant.

APPLICABLE CODE REQUIREMENTS

City of Johns Creek Zoning Ordinance; Article XXXIII: Signs; Section 12: Variances; A. Limitations:

The Board of Zoning Appeals shall be allowed to grant variances where a hardship has been demonstrated pursuant to Section 12.D of this Article only as to set back, building material, sign style, or height as further provided herein, provided that no variance shall be granted as to size of a sign which

exceeds the maximum size within the subject property's zoning district. **A variance to height may be granted not exceeding twenty (20) percent more of the maximum height allowed in the zoning district for the subject property.**

City of Johns Creek Zoning Ordinance; Article XXXIII: Signs; Section 26: Restrictions Based on Location; E. Commercial; 1. Freestanding Signs:

- b. **For lots that contain more than fifteen (15) acres, one (1) maximum sixty-four (64) square foot, freestanding sign for the primary frontage** and one thirty-two (32) square foot, freestanding sign for each street on which the lot has secondary frontage. If the primary frontage of the lot is five hundred (500) linear feet or more and if the lot has two (2) or more entrances on the street on which it has primary frontage, the one maximum sixty four (64) square foot sign may be substituted by two (2) single-faced freestanding signs not to exceed thirty-two (32) square feet. The sign shall have a maximum height of six (6) feet if thirty-two (32) square feet or less and **eight (8) feet if sixty-four (64) square feet or less.**

